



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT

BUILDING REGULATIONS

CODE ENFORCEMENT DIVISION

COMMUNITY IMPROVEMENT PROGRAM

ZONING BOARD OF ADJUSTMENT

Leon L. LaFreniere, AICP

Director

Pamela H. Goucher, AICP

Deputy Director Planning & Zoning

Michael J. Landry, P.E., Esq.

Deputy Director Building Regulations

MANCHESTER PLANNING BOARD

BUSINESS MEETING

Thursday, September 16, 2021 – 6:00 PM

City Hall, Third Floor – Aldermanic Chambers

I. The Chairwoman calls the meeting to order and introduces Planning Board members and Planning staff.

II. BUSINESS MEETING:

1. S2021-010

Property located at 7 Clement Street (Tax Map 594, Lots 17, 18 & 18A), an application to consolidate three existing parcels totaling 16,086 SF and subdivide into two new lots of 8,044 SF and 8,042 SF in the R-1B Zoning District. *Joseph M. Wichert, LLS for The Estate of Henry Skowzynski.*

[Staff Recommendation]

2. S2021-011

Property located at 412 Arah Street (Tax Map 263, Lot 2), an application to subdivide an existing parcel of 43,796 SF into two lots of 21,906 SF and 21,890 SF in the R-1A Zoning District. *Joseph M. Wichert, LLS for Rickenbach Renovations, LLC.*

[Staff Recommendation]

3. S2021-008

Properties located at 73 Hanover Street and 875 Elm Street (Tax Map 201, Lots 7 and 36), a subdivision application to adjust the common lot line by transferring 2,284 SF to Lot 7 from Lot 36 in the CBD Zoning District. *Keach-Nordstrom Associates, Inc. for Chongos, LLC.*

[Staff Recommendation]

4. SP2021-016

Property located at 73 Hanover Street (Tax Map 201, Lot 7), a site-plan application to change the use of an existing 7,370 SF, 5-story building to mixed-use with commercial on the first floor and residential on floors 2 through 5 in the CBD Zoning District. *Keach-Nordstrom Associates, Inc. for Chongos, LLC.*

[Staff Recommendation]

5. SP2021-019

Property located on 216 Elm Street (Tax Map 752, Lot 4), a site-plan application to add drive-through services to an existing fast food restaurant, with associated site improvements, in the CBD Zoning District. *Granite Engineering, LLC for 216 Elm Street Properties, LLC.*

6. SP2021-020

Property located at 100 McGregor Street (Tax Map 180, Lot 2A) an application to amend a previously approved site plan by decreasing the overall building by 38,552 SF and adding a new loading dock and MRI dock with canopy. *TFMoran for Catholic Medical Center.*

[Staff Recommendation]

One City Hall Plaza, Manchester, New Hampshire 03101

Phone: (603) 624-6450 Fax: (603) 624-6529

E-Mail: pcd@manchesternh.gov www.manchesternh.gov

7. SP2021-021

Property located at 284 Notre Dame Avenue (Tax Map 186, Lot 3), a site-plan application to construct an 18,147 SF, 2-story central utility plant with associated site improvements in the R-3 Zoning District. *TFMoran for Catholic Medical Center.* **[Staff Recommendation]**

8. SP2021-025

Property located at 100 Byron Street (Tax Map 435, Lot 9b), a site-plan application to amend a previously approved plan (SP2019-032/CU2019-023) to include a 12'x 16' concrete pad with a 44' tall material storage silo, and a 24'x 24' concrete pad for industrial equipment 40' in height, in the RDV Zoning District. *Fuss & O'Neill Inc. for Nylon Corporation of America.* **[Staff Recommendation]**

II. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of August 5, 2021.
2. Review of architectural design proposed for the clubhouse at "The Timbers".
3. Any other business items from the Planning Staff or Board Members.